

## General Characteristics of Zones with Special Conditions of use of the Territory

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### ABSTRACT

*The current republican legislation is quite fragmented and ambiguous, in some parts even sparingly, approaches the issues of establishing and regulating the legal regime of zones with special conditions for the use of territories. This thesis will briefly explain some factors about zones with special protected lands.*

**KEYWORDS:** *cadaster, protected lands, cadaster book, land valuation, agricultural, land, land tax, land lease, land ownership.*

### INTRODUCTION:

Despite the fact that the category "zones with special conditions for the use of the territory" is disclosed in the Urban Planning Code of the Republic of Uzbekistan (RUz) by listing its possible types (the list of which remains open), and certain issues of the use of these territories are regulated by the Land Code of the RUz, at the same time neither the Urban Development Code of the Republic of Uzbekistan, nor the Land Code of the Republic of Uzbekistan establish uniform rules and requirements for disclosing the general characteristics of such zones [1-4].

The legal regime of such zones is regulated not only by urban planning and land legislation, but also by legislation in the field of electric power industry (security zones of power grid facilities and security zones of power generation facilities), industrial safety legislation (security zones of main pipelines and security zones of gas distribution networks), legislation on railway transport (security zones of railways), legislation on sanitary and epidemiological well-being of the population (sanitary protection zones), natural resource legislation (water protection zones, flooding and flooding zones, fish protection zones and fishery protected zones, forest park zones and green zones and etc.) and other branches of the Uzbek legislation [5-7].

Fig.1. shows an example of laying five overhead power lines of 35 kV., 110 kV., 220 kV. in the city of Fergana, in the Kirgili district, the intersection of Ferganskaya and Sh. streets. Rashidova along to the west.



Fig.1.Overhead power lines and (transverse view).



Fig.2. Intersection of Ferghanskaya Sh. streets. Rashidova.

The multi-sectoral nature of the zone with a special condition for the use of territories predetermines the features of its legal regime, the procedure for establishing, defining boundaries, and the totality of established requirements.

Persons whose activities have caused the need to establish protective, sanitary protection zones and entail the restriction of the rights of owners of land plots, land users, landowners and tenants of land plots or deterioration of the quality of land, are compensated for losses [8-13]. Land plots that are included in such zones are not withdrawn from land owners, land users, landowners and tenants of land plots, but a special regime for their use may be introduced within their boundaries, restricting or prohibiting those activities that are incompatible with the goals of establishing zones.

The procedure for the use of certain types of industrial and other special purpose lands, as well as the establishment of zones with special conditions for the use of lands of this category, unless otherwise established by the Land Code of the Republic of Uzbekistan, is determined by:

- by the government of the Republic of Uzbekistan in relation to the indicated lands, which are in federal ownership;
- by the executive authorities of the subjects of the Republic of Uzbekistan in relation to the said lands owned by the subjects of the Republic of Uzbekistan;
- local government bodies in relation to the said lands, which are in municipal ownership [14-18].

### Conclusion

In order to protect the living conditions of humans, the habitat of plants, animals and other organisms around industrial zones and objects of economic and other activities that have a negative impact on the environment, protective and security zones are created, including sanitary protection zones, in neighborhoods, microdistricts urban and rural settlements - territories, green zones, forest park zones and other zones with a limited nature management regime.

### Results

An analysis of the regulatory legal acts that establish the relevant requirements allows us to say that, unfortunately, not all issues have found legislative consolidation and legal regulation, there is no uniformity in the establishment of the legal regime of these zones, due to legal gaps and conflicts, there are many questions about the procedure for establishing such zones arise in law enforcement practice. We have to admit that on some issues, in the presence of substantive rules (rules and requirements), there are no procedural rules. As a result, it turns out that there are mandatory requirements, and there is no liability for non-compliance. So, for example, there are no independent compositions of administrative offenses providing for administrative responsibility for violations of the legal regime of sanitary protection zones,

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